

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWING AND
SPECIFICATIONS
AUTHORIZATION FOR CONVEYANCE
DISPOSITION PARCEL L-21a
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass R-24 hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Boston Redevelopment Authority has determined that the proposal as submitted conforms to the Washington Park Urban Renewal Plan, as amended;

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damages to the environment:

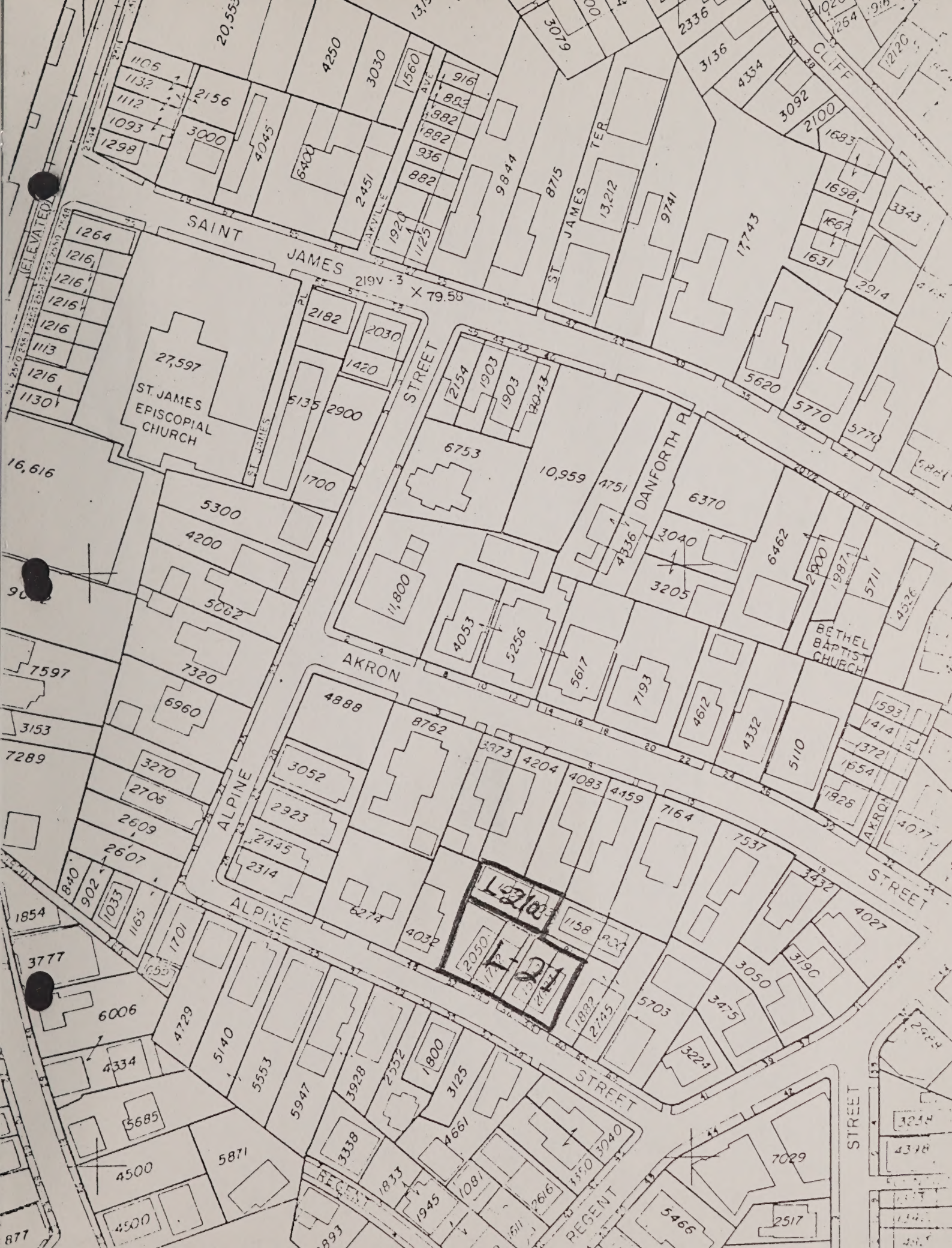
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Reverend Cornelius Hastie, be and hereby is tentatively as Redeveloper of Disposition Parcel L-21a in the Washington Park Urban Renewal Area.
2. That the Boston Redevelopment Authority hereby determines that the proposal for Disposition Parcel L-21a, and in the Washington Park Urban Renewal Area conform in all respects to the official Urban Renewal Plan, as amended, for the Project Area.
3. That it is hereby determined that the Reverend Cornelius Hastie possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to environment.

5. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel L-21a, to the Reverend Cornelius Hastie, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended including information with respect to the "Redeveloper's Statement for Public Disclosure".



THE REV. CORNELIUS DEWITT HASTIE
7 AKRON STREET
ROXBURY, MASSACHUSETTS 02119

July 15, 1976.

Mr. Fred Kassman
Washington Park Project Director
Boston Redevelopment Authority
City Hall
Boston, Massachusetts

Dear Sir:

I am hereby applying as Redeveloper to purchase ## 3 and 4 Alpine Place, in Washington Park, abutting the rear of my own residential property, 7 Akron St.

My wife and I own our house and land at 7 Akron Street outright, having paid off the mortgage almost two years ago. Our combined annual salaried income is in excess of \$30,000 per year; and our only loan outstanding is a mortgage of less than \$5,000. on a rental property in Vineyard Haven, with our payments more than covered by the rental income. My employers are St. James Educational Center, 11 Akron Street, Roxbury, of which I am founder and executive director; and Penal Institutions Department, City of Boston, for whom I am a chaplain at Deer Island. My wife's employer is the Children's Museum, Jamaicaaway.

I expect to spend about one thousand dollars in improvements to the property at ## 3 & 4 Alpine Place, including fencing, grading and planting.

My uses will be solely as addition to my rear garden, in complete compatibility with the residential nature of the neighborhood, and as an improvement over its current shabbiness.

I shall be returning from vacation on August 26, and shall be available from then on for whatever procedures are necessary.

Yours sincerely,

Cornelius Hastie

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Rev. Cornelius deWitt Hastie
b. Address and ZIP Code of Redeveloper: 7 Akron Street
Roxbury, Mass. 02119
c. IRS Number of Redeveloper: 577389259
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority*(Name of Local Public Agency)*in Washington Park*(Name of Urban Renewal or Redevelopment Project Area)*

in the City of Boston, State of Massachusetts
is described as follows² ## 3 and 4 Alpine Place

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as _____
- ☐ A business association or a joint venture known as _____
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain) _____

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: _____

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (*not named in response to Item 5*) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (*for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper*):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

7. Names (*if not given above*) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE</u>	<u>ESTIMATED AVERAGE</u>
	<u>MONTHLY RENTAL</u>	<u>SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Cornelius deWitt Hastie

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 14 July 1976

Dated: _____

Cornelius deWitt Hastie
Signature

Signature

Reverend

Title

Title

7 Akron St., Roxbury, Mass. 02119

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Robert T. Kenney

SUBJECT: Washington Park Urban Renewal Project Mass. R-24
Final Designation of the Rev. Cornelius Hastie as
developer for parcel L-24a. 2/4

^{2/}
Parcel L-24a within the Washington Park Project Area is a vacant sliver parcel located at 3 and 4 Alpine Place which comprises 2043 square feet. This parcel lies adjacent to the rear of 7 Akron Street, the residence of the Reverend Cornelius Hastie.

The Reverend Hastie has requested conveyance of this parcel to be used as additional yard space for the expansion of his garden. He proposes to improve this parcel by grading, planting and fencing at an estimated cost of one thousand dollars.

The proposed reuse is in conformance with the Washington Park Urban Renewal Plan and has been approved by the Authority's planning and design staffs.

It is therefore recommended that the Reverend Cornelius Hastie be finally designated as developer of Parcel L-21a.

An appropriate resolution is attached.